

## SECTION 2: RURAL RESIDENTIAL AND AGRICULTURAL SUB-DISTRICT (RR/A)

- 2.1 Purpose.** The purpose of the Rural Residential and Agricultural Sub-District is to promote and preserve continued agricultural and rural residential use of property, including waterways, open space, trails, and wildlife corridors as important elements of the Four Corners community. This chapter establishes the Rural Residential and Agricultural Sub-District and the standards that are specifically applicable within the district. For the purpose of MCA 76-2-209, the RR/A Rural Residential and Agricultural Sub-District is determined to be residential in nature.
- 2.2 Principal Uses.** Principal uses permitted in the RR/A Zoning Sub-District are listed below. With the exception of agriculture and agricultural structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See Section 7 for an explanation of the permitting process.

Use	Comments
Agriculture and Agricultural Activity	See definition. Also includes any associated structures and employee housing.
Essential Services, Type I	As defined in this Regulation
Home Occupations	As defined Section 6.2.7, Development Standards
Mobile Home Parks	
Religious Organizations and places of Worship	As defined in this Regulation
Residential	Includes single-family residences up to and including four-plexes (including apartments). Also includes accessory uses, guesthouses, and caretakers residences. Accessory dwelling units on a parcel shall not exceed more than two.
Riding Stables	
Schools	
Wind or Solar Towers	

- 2.3 Conditional Uses.** Conditional uses permitted in the RR/A Zoning District are listed below. A conditional use will require a conditional use permit (CUP) prior to establishment. A CUP will require a public hearing and may require conditions to mitigate potential impact to surrounding properties. If a conditional use is approved, any new construction associated with that conditional use will require a land use permit.

Use	Comments
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Bed and Breakfast Inns	
Communications Towers	Outside of platted subdivisions
Community Centers	
Daycare facilities in compliance with applicable state regulations	
Essential Services, Type II	As defined in this Regulation
Golf Courses and Country Clubs	
Home-based businesses	As defined in this regulation
Non-Conforming Uses - Expansion	See Section 7.2 (Non-Conforming Uses)
Nursing and Residential Care Facilities	As defined by state statute and this Regulation
Residential	Residential uses exceeding four-plex units
RV Parks and Recreational Campgrounds	
Sand and Gravel Mining Operations	Excluding asphalt mixing plants. See Section 6.2.8 for more detailed standards.
Self-Storage	
Special events facilities and uses	
Veterinary Clinics	Not including Animal Kennel Operations

## 2.4 Required Property Line Setbacks.

- 2.4.1 **Setbacks:** There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 6.2.5. For residential uses, setbacks shall be controlled by existing covenants (lot owners are responsible for providing current covenant restrictions).
- 2.4.2 **Exemptions.** When a lot owner owns multiple lots, lot owners may build across lot lines and use a zero lot line. Setbacks and/or landscaped buffers apply on the outer lot lines.

- 2.5 **Building Height.** Building height is controlled by existing covenants (lot owners are responsible for providing current covenant restrictions). If covenants are not available, building height shall be limited to three stories above average grade OR 50 feet.

- 2.6 **Density.** The number of lots allowed is based on gross average density. There is no minimum lot size; lots may be any size as long as the overall density of the project does not exceed that allowed by the regulation. Base density in the RR/A subdistrict shall be 1.75 units per gross acre.

If the number of allowable gross units result in a fractional number, the fractional number shall be rounded off to the nearest whole number to determine the allowable units per project. For the purposes of rounding off, 0.5 and above shall be rounded up to the next highest number, and 0.49 and below shall be rounded down to the next lowest number.

- 2.6.1 Density with Transfer of Development Credits. Subdivisions purchasing development credits from Gallatin County Sending Areas may receive a density up to 2.5 units per gross acre. Please refer to the Transfer of Development Credits Chapter of the Gallatin County Zoning document for a description of the process of purchasing development credits.

If the number of allowable gross units result in a fractional number, the fractional number shall be rounded off to the nearest whole number to determine the allowable units per project. For the purposes of rounding off, 0.5 and above shall be rounded up to the next highest number, and 0.49 and below shall be rounded down to the next lowest number.

Open space requirements for subdivisions purchasing credits shall refer to Table 2.1 below.

- 2.7 **Intra-District Transfers of Development Rights.** Residential development rights may be transferred between properties within the Four Corners Zoning District, including between properties in different sub-districts. Notwithstanding the previous sentence, no development rights may be transferred into the RR/A-10 Sub-District.

Subdivisions purchasing development rights from within the Four Corners Zoning District may receive a density up to 3.5 units per gross acre. Open space requirements for subdivisions purchasing credits shall refer to Table 2.1 below.

If the number of allowable gross units result in a fractional number, the fractional number shall be rounded off to the nearest whole number to determine the allowable units per project. For the purposes of rounding off, 0.5 and above shall be rounded up to the next highest number, and 0.49 and below shall be rounded down to the next lowest number.

- 2.8 **Open Space Requirements.** The following standards address required open space for new subdivision. Park space required by the Montana Subdivision and Platting Act and the Gallatin County Subdivision Regulations is included in the open space calculations

- 2.8.1 General Requirements. Subdivisions with a minimum lot size of five acres or larger for all lots shall not be required to provide open space. Subdivisions with any lots smaller than 5 acres shall provide open space in compliance with the sliding scale in Section 2.8.2. See Section 6.3.4 for compliance with all open space standards. See Section 6.3.4 for compliance with all open space standards.

- 2.8.2 Sliding Scale Requirements. Open Space requirements shall increase using a sliding scale depending on the density of the subdivision. The following table shall be used (if the increased density results in a fraction that does not correspond to one of the categories in the table below, the open space requirement for the nearest density shall be used.

**Table 2.1**

<b>Transfer of Development Credits/Rights Program</b>	<b>Density</b>	<b>Percentage of Open Space Required Within Subdivision</b>
Density allowed by right	Less than 1 lot per 5 acres to 1.75 units per acre	20%
Density achieved by transfer of credits from outside the District	Greater than 1.75 units per acre to 2 units per acre	20%
Density achieved by transfer of credits from outside District	Greater than 2 units per acre to 2.5 units per acre	25%
Density achieved by transfer of rights from within District	Greater than 2.5 units per acre to 3 units per acre	25%
Density achieved by transfer of rights from within District	Greater than 3 units per acre to 3.5 units per acre	25%

- 2.8.4 For subdivisions purchasing development rights within the Four Corners Zoning Jurisdiction, 25% of the subdivision shall be set aside as permanent open space as per Table 2.1 above. Open space shall also be permanently set aside on the property sending the development rights within the District in an amount corresponding to the number of rights purchased. The amount of open space set aside shall use the base density (as per Section 2.6 to determine how much should be set aside. For example, based on a base density of 1.75 units per acre, if 18 development rights are purchased, 10 acres of open space shall be set permanently aside on the sending parcel and not counted in any future development right calculation. Open space set aside on a sending parcel shall comply with Section 6.3.4.